

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/01/2026 2:11 PM from [REDACTED]

Application Summary

Address:	Land At Rose Farm Downs Road Istead Rise Gravesend Kent
Proposal:	Outline planning application for the demolition of 64 Downs Road and erection of up to 154No. residential dwellings (including affordable housing), with all matters reserved except for access. Creation of a new access from Downs Road.
Case Officer:	Adeoye Lawal

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Danbrook Road London

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

Horse riders can no longer navigate the village on horseback.

Construction noise is causing disturbances in the area.

Istead Rise has already experienced numerous power outages, and this number is expected to increase.

Debris from construction activities is accumulating.

Many of Esquire's statements are misleading; for example, the claim that the view from Istead Rise won't be affected is entirely inaccurate, as it will transform the landscape from fields and countryside into a view of 150 houses.

The proposed development's entrance is set to be adjacent to the school, which is already congested, posing an even greater risk to local children who walk to school.

There is a considerable increase in flood risk along Downs Road, located at the valley's base.

Local hospitals and the GP surgery are already operating at maximum capacity, which will be further strained.

Traffic and parking issues along Downs Road and in nearby areas will intensify, making it more hazardous for children walking to school due to an additional, busy junction to cross.

The project will result in the loss of vital agricultural land, crucial for ensuring food security.

Anticipate worsening traffic congestion at entry and exit points in Istead Rise, along the A227, and on New Barn Road.

There will be a decrease in available spots at local secondary schools and colleges.

Istead Primary School is already oversubscribed, lacking sufficient spaces for students.

The project threatens valuable greenbelt areas and natural habitats, which can have disastrous long-term effects on wildlife, including protected species that inhabit these regions.

The overdevelopment of Istead Rise will contribute to urban sprawl, closing the gap between our community and New Barn.

There will be a significant alteration and detrimental impact on the unique character and atmosphere of our community.

Current infrastructure is insufficient for a growing population, lacking stores, adequate parking, a train station, and limited bus service, with buses not operating daily or during the evening.

There are no safe walking or cycling pathways to Gravesend or Meopham, making the community heavily reliant on cars.

Increased pollution and noise, particularly near the school, will also infringe upon the privacy of existing homes.

This development proposal is unsuited to the area and does not cater to the needs of local residents.

My family chose to live here thanks to the surrounding fields and village atmosphere, particularly since my niece and nephew suffer from asthma and we wanted to escape the hustle of urban life.

The addition of 150 homes in the village would likely result in at least two cars per household. Istead Rise simply cannot handle this level of traffic and pollution and should not have to accommodate it-there is no need for more housing in Istead Rise.

This area is designated greenbelt land, and developing it is inappropriate.

Kind regards